

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

MAY 19, 2009

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Collins, Daley, Gainer, Gorman, Peraica, Sims, Steele and Suffredin (13)

Absent: Commissioners Goslin, Maldonado, Moreno and Schneider (4)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

290815 DOCKET NOS. #8350/8360 - LUDWIG FARM CORPORATION, Nancy and Howard Ludwig, Owners, 13305 West 131st Street, Lemont, Illinois 60439, application (No. MA-07-05; Z07089). Submitted by same. Seeking a MAP AMENDMENT from the C-8 Intensive Commercial District and R-3 Single Family District to the C-4 General Commercial District and R-6 General Residence District for 127 single family homes, 108 attached single family homes (townhomes) and 4.65 acres of commercial use Planned Unit Development (if granted under companion SU-07-09) in Section 35 in Lemont Township. Property consists of 122.42 acres, located on the north side of 131st Street, approximately 2,800 feet west of Bell Road in Lemont Township, County Board District #17. Intended use: 127 single family home sites and 108 attached single family (townhouse) units. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

ZONING AND BUILDING COMMITTEE REPORT
MAY 19, 2009
PAGE 2

293913 DOCKET #8407 – M. SZKODON, Owner, Application (No. V-08-28): Variation to reduce right side yard setback from 10 feet to 5 feet; reduce left side yard setback from 10 feet to 3 feet; and increase the floor area ratio from .40 to .50 for a new single family residence and detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the north side of West 72nd Street, approximately 103 feet east of Nottingham Avenue in Stickney Township, County Board District #11. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

293916 DOCKET #8410 – T. & A. RUSSELL, Owners, Application (No. V-08-31): Variation to reduce right side yard setback from 10 feet to 7.6 feet (existing) for a 2nd story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.41 of an acre, located on the north side of Gregory Street, approximately 75 feet east of North Lee Street in Wheeling Township, County Board District #17. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

294130 DOCKET #8418 – R. & L. CARROLL, Owners, Application (No. V-08-38): Variation to reduce corner side yard setback from 25 feet to 22 feet for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.64 of an acre, located on the northwest corner of Monitor Avenue and 131st Street in Worth Township, County Board District #6. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Steele, moved the approval of Communication Nos. 290815, 293913, 293916 and 294130. The motion carried unanimously.

ZONING AND BUILDING COMMITTEE REPORT
MAY 19, 2009
PAGE 3

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

- 300555 DOCKET #8524 – J. TERESI, Owner, Application (No. V-09-21): Variation to reduce rear yard setback from 50 feet to 45 feet for existing deck in the R-3 Single Family Residence District. The subject property consists of approximately 1.06 acres, located on the west side of Equestrian Way, approximately 122 feet south of Carriage Lane in Lemont Township, County Board District #17. **Recommendation: That the application be granted.**
Conditions: None
Objectors: None
- 300556 DOCKET #8525 – J. SOKOLOWSKI, Owner, Application (No. V-09-22): Variation to reduce lot area from 40,000 square feet to 28,138 square feet (existing); reduce lot width from 150 feet to 100 feet (existing); and reduce left interior side yard setback from 15 feet to 5 feet for a new detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.65 of an acre, located on the west side of Monitor Avenue, approximately 500 feet south of 129th Street in Worth Township, County Board District #6. **Recommendation: That the application be granted.**
Conditions: None
Objectors: None
- 300557 DOCKET #8526 – L. AYZENBERG and N. PAUCHNSKAYA, Owners, Application (No. V-09-23): Variation to reduce right side yard setback from 15 feet to 10 feet for new stairs to the basement of existing single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.69 of an acre, located south of Oak Avenue, approximately 600 feet east of Cumberland Avenue in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**
Conditions: None
Objectors: None

Vice Chairman Murphy, seconded by Commissioner Steele, moved the approval of Communication Nos. 300555, 300556 and 300557. The motion carried unanimously.

ZONING AND BUILDING COMMITTEE REPORT

MAY 19, 2009

PAGE 4

SECTION 3

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

300558 TIMOTHY CRONIN, Owner, 22810 Oakland Drive, Steger, Illinois 60475, Application (No. SU-09-07; Z09030). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the I-3 Intensive Industrial District to operate an auto and auto parts salvage yard including wrecking, dismantling and recycling and towing services including twice a year a portable crusher service in Section 27 of Bloom Township. Property consists of approximately 1.7 acres located on the north side of Main Street (217th Street), approximately 510 feet west of Cottage Grove Avenue in Bloom Township. Intended use: To operate an auto and auto parts salvage yard including wrecking, dismantling and recycling and towing services including twice a year a portable crusher service.

Vice Chairman Murphy, seconded by Commissioner Gorman, referred the New Application to the Zoning Board of Appeals. The motion carried unanimously.

Commissioner Steele moved to adjourn, seconded by Vice Chairman Murphy, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary